

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 5, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-22839 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SD-0001-02) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/26/2007, except as amended by conditions herein.
4. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
5. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

6. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage plan/study.

** STAFF REPORT **

PROJECT DESCRIPTION

This request is for a Site Development Plan Review for improvements to the City of Las Vegas Streets and Sanitation Division East Service Center storage yard, for a 4,000 square foot maintenance building and relocation of a parking area on the eastern portion of a 30.4 acre site located at 3104 Bonanza Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/31/2002	The Planning and Development Staff approved a request for an Administrative Site Development Plan Review (SD-0001-02) for a 10,000 square foot maintenance facility approximately 335 feet east of Mojave Road and 300 feet north of Bonanza Road.
07/26/2007	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #4/lhm).
<i>Related Building Permits/Business Licenses</i>	
05/02/2006	TI Interior Remodel – Permit #5000041
<i>Pre-Application Meeting</i>	
05/02/2007	Discussed location of building and location of new parking area to replace parking lost to construction of a 4,000 s.f. building. There are no inherent development standards in C-V zones.
<i>Neighborhood Meeting</i>	
N/A	No neighborhood meeting was required, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	30.4

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	CLV Maintenance Yard	PF (Public Facility)	CV (Civic)
North	Park	PR-OS (Park-Open Space)	CV (Civic)
South	Golf Course	PR-OS (Park-Open Space)	CV (Civic)
East	School	PF (Public Facility)	CV (Civic)
West	Fire Station	PF (Public Facility)	CV (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V Civic District	X		Y
Trails		X	N
Rural Preservation Overlay District		X	N
Development Impact Notification Assessment		X	N
Project of Regional Significance		X	N

The subject property is located in the Southeast Sector of the General Plan. Within that Sector, it has a land use designation of PF (Public Facility). This designation allows large government buildings and complexes and other similar facilities that have a public or semi-public use. The subject proposal will comply with the intent of this designation.

The C-V Zoning District is compatible with the land use designation of PF (Public Facilities), and is intended to provide for the continuation of existing public uses, including any use operated or controlled by the City, County, State and Federal government.

DEVELOPMENT STANDARDS

Per Title 19.06.020(E), the development standards that will apply to this proposal will be determined by the City Council at the time of approval of this Site Development Plan request. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

Pursuant to Title 19.10, the following parking standards apply:

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For C-V (Civic) zones, there are no parking standards that automatically apply. Staff has determined that the number of spaces provided will be adequate for the type of use proposed. They are calculated at one space per 1,000 square feet of gross floor area.

Per Title 19.06.020(E), there are no landscaping standards that automatically apply in a C-V (Civic) Zone.

ANALYSIS

- Zoning

The subject proposal complies with all applicable standards of the zone in which it is located. C-V (Civic) zones have no standards that are automatically applicable and the standards that will apply are to be approved by City Council at the time of approval of the site development review. In this case, the applicant has essentially met or exceeded the requirements that would be applicable to a commercial development in the area. Therefore, staff finds that the project is consistent with the intent of the applicable zone.

- Site Plan

The proposed storage building and yard has access from Bonanza Road, a 100-foot primary arterial. The submitted site plan indicates a 4,000 square foot storage building will replace five small storage buildings and will be located on the south portion of the site where employee parking currently exists. Six parking spaces including one handicap space are shown adjacent to the north side of the building. A new 186 space employee parking lot will be located on the north portion of the site.

The applicant indicates the reorganization of the storage and maintenance yard will result in a well organized storage yard and an improved parking lot containing more parking spaces and ADA compliance.

- Landscape Plan

The landscape plan depicts a landscape buffer of approximately four feet along the front property line adjacent to the sidewalk. A ground cover of decomposed granite and rocks will be used.

- Elevation

The elevations depict a largely rectangular building constructed of prefinished metal wall panels at a height of 21-feet 8-inches. Due to the nature of the use, architectural embellishments are not used and there are no windows. Entrance doors, openings for exhaust fans and a roll up door are shown on the sides of the proposed building

- Floor Plan

The floor plan contains elements that are typical of maintenance / storage building use. Shelving for supplies, a work area, and a hazardous materials shower are designated on the submitted floor plan.

FINDINGS

The following findings must be made for an SDR:

1. The proposed development is compatible with adjacent development and development in the area;

Properties surrounding the City of Las Vegas maintenance yard are zoned C-V (Civic) and contain uses appropriate for the zoning designation. As such, the use proposed is not incompatible with the uses existing in the area. Additionally, the proposed structure will be located on a site that already contains similar and related uses.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

There are no development standards that automatically apply to the proposal. As such, the standards proposed by the project are simply subject to the approval of the City Council. Staff supports the standards proposed as they are more than adequate based on surrounding and existing on-site development.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The site will be served by Bonanza Road (a 100-foot primary arterial). As the proposed structure will not be open to the public, the additional traffic generated by the use will be negligible and will not create a strain on existing transportation facilities.

4. Building and landscape materials are appropriate for the area and for the City;

Given the use proposed, the building materials are appropriate.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The design of the building is consistent with a maintenance/storage use. Furthermore, it is compatible with the buildings existing in the surrounding area. The City of Las Vegas East Maintenance and storage yard is not open to the public.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

This proposal will not compromise the public health, safety, or general welfare of the citizens of Las Vegas.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 28

SENATE DISTRICT 10

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0